

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 25, 2016
NRD-2015-0135
812 Theresa Avenue
West Line

PROPOSAL

Demolish a ca. 1915 house that is contributing to the historic district.

ARCHITECTURE

One-and-a-half story, side-gabled frame bungalow with a central, front-gabled dormer; full-width inset porch on square wood posts; multi-light fenestration, including Craftsman-style 24:1 windows on the main floor of the house.

RESEARCH

The house was built around 1915; the first known occupants were George T. and Esther Anderson, who lived here until George's death in 1918. George T. Anderson was a partner with his father in an ornamental iron and wire works. The house was then purchased by Edward W. and Lizzie Seiders, who lived here for a short time around 1920. Seiders listed his occupation in the city directory as a checker, but the 1920 U.S. Census, which shows them as the owners of this house, show him as a warehouseman for a refining company. From the early 1920s through the early 1930s, the house was owned and occupied by J.J. and Maude Wattinger. J.J. Wattinger was the son of Jacob Wattinger, a Swiss-born stonecutter who founded a general construction business. J.J. and Maude divorced prior to 1930, and J.J. went to live with his mother, Louise, at the Wattinger family home on Augusta Street. Maude Wattinger, who was the librarian for the Christian Science Reading Room in the Littlefield Building, continued to live in this house with two of her sons, Ralph and Maurice. After she moved away around 1933, the house was owned and occupied by Ralph and Virginia Wattinger, who lived here until around 1936. Ralph Wattinger was also in the family construction business, serving as a partner with his uncle Henry (H.E.) Wattinger in H.E. Wattinger and Company, general contractors. Ralph Wattinger was living in Decatur, Georgia in 1940, and at the time of J.J. Wattinger's death in 1945, he was living in Richmond, Virginia, where his mother, Maude, had also moved. From around 1936 until around 1942, the house was owned and occupied by another of J.J. and Maude's sons, Maurice, who lived here with his wife, Irma. Maurice was listed as a carpenter in the city directories for the time he and Irma lived in this house.

Jack Sucke, an insurance man, and his wife, Wheeler, lived in this house in the 1940s. The house was listed as vacant in the 1949 city directory, and in the early 1950s, it was converted to a duplex. Many of the tenants of the duplex were students, including Elliott Naishtat, while he was at the University of Texas.

STAFF COMMENTS

The house suffers from a serious state of deterioration due to years of neglect and having windows open to the elements for long periods of time.

STAFF RECOMMENDATION

Staff must recommend release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. Staff does not question that the house has the architectural and the historical significance to be considered as a historic landmark, but the years of deterioration and neglect have rendered

this house beyond the reasonable expectation of rehabilitation and restoration. The applicant for the demolition permit has contacted structural engineers and builders to determine the cost of rehabilitation, which is around \$500,000.



Photograph of the house taken June, 2016

LOCATION MAP



  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

CASE#: NRD-2015-0135
Address: 812 THERESA ST

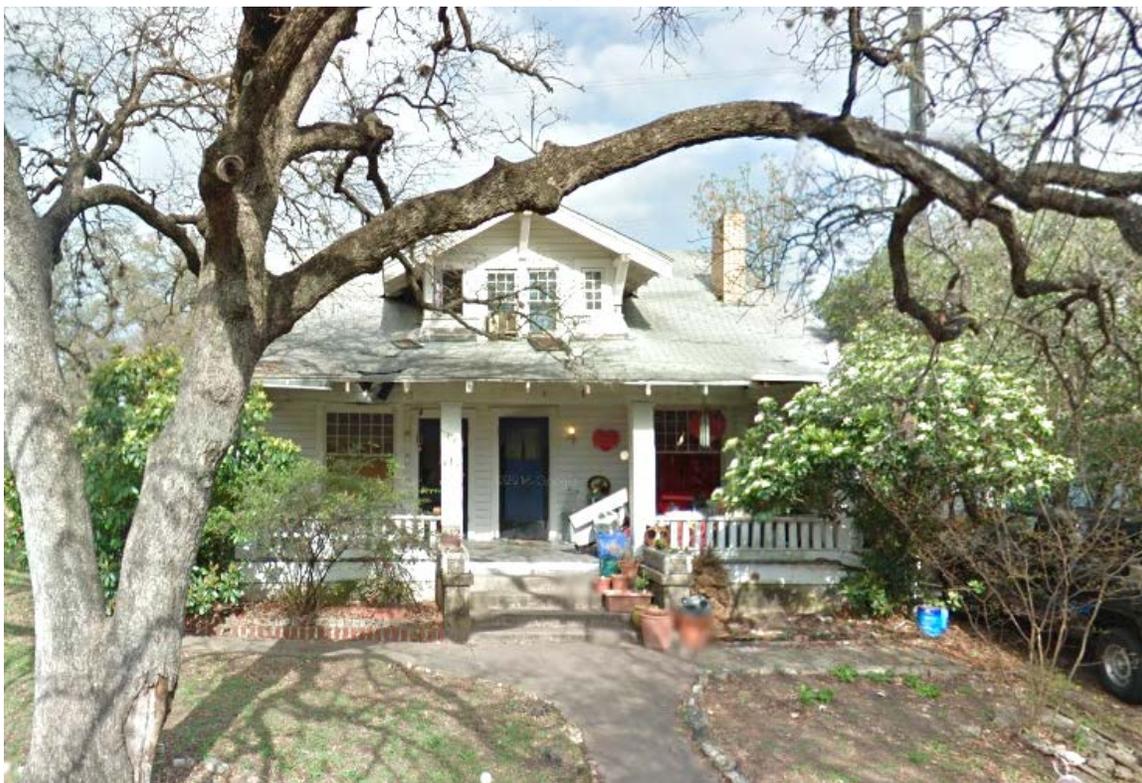
1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



812 Theresa Avenue
ca. 1915



OCCUPANCY HISTORY
812 Theresa Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2016

1992	A:	Robin Reid, renter No occupation listed NOTE: The directory indicates that Robin Reid was a new resident at this address.
	B:	Del Garcia, renter No occupation listed
1985-86	A:	Margaret Rochelle, renter Artist
	B:	Elliott Naishtat, renter Professor, University of Texas
1981	A:	Kimball Baker, renter No occupation listed
	B:	Elliott Naishtat, renter Student
1977	A:	Sandra Hamilton, renter No occupation listed

NOTE: The directory indicates that Sandra Hamilton was a new resident at this address.

- B: Elliott Naishtat, renter
Action training consultant
- 1973 A: Vacant
B: Elliott Naishtat, renter
Writer
- 1968 A: David Swanson, renter
Student
B: William and Mona Moss, renters
Electrician, AA Electric Company, 2321 S. Lamar Boulevard.
- 1962 A: Ted V. and Thelma S. Parker, renters
Salesman, Hargis-Austin, electrical equipment, 410 Baylor Street.
B: Vacant
- 1959 A: Emmett R. and Gene K. Carstens, renters
Draftsman, City Water and Sewer Department
B: Vacant
- 1955 A: Douglas T. and Lillian Kay, renters
Student
B: Philip J. and Eleanor Palmer, renters
Student
- 1952 Fred and Eunice Winkley, renters
Student, University of Texas
- 1949 Vacant
- 1947 Jack H. and Wheeler L. Sucke, owners
Proprietor (with Harvey D. Oatman), Oatman-Sucke Company, real estate and insurance, 1205 Lamar Boulevard.
NOTE: The alphabetical section of the directory indicates that Jack H. and Wheeler L. Sucke lived at 1300 W. 9½ Street.
- 1944-45 Jack H. and Wheeler Sucke, owners
U.S. Army and proprietor, Jack Sucke Agency, insurance, 205-07 W. 7th Street.
- 1941 Maurice P. and Irma Wattinger, owners
Carpenter
NOTE: Jack and Wheeler Sucke are listed at 1003-B W. 22nd Street; he was a salesman.
- 1939 Maurice P. and Irma Wattinger, owners
Carpenter
- 1937 Maurice P. and Irma Wattinger, owners
Carpenter
- 1935 Ralph H. and Virginia Wattinger, owners

Proprietor, with Henry E. Wattinger and J.C. Eckert), H.E. Wattinger & Company, contractors, 401 Paul Street.

NOTE: Maurice and Irma Wattinger are listed at 501 E. 2nd Street; he was a carpenter.

- 1932-33 Maude E. Wattinger, owner
 Librarian, Christian Science Reading Room, 916 Littlefield Building.
 Also listed is Ralph H. Wattinger, a contractor.
 NOTE: The house is listed as 812 Patterson Avenue.
- 1930-31 Maude E. Wattinger, owners
 Librarian, Christian Science Reading Room, 916 Littlefield Building.
 Also listed is Ralph H. Wattinger, no occupation shown.
 Also listed are Samuel and Edith Work; he was a painter.
 NOTE: Maurice and Irma Wattinger are listed at 811 Patterson Avenue; he was a carpenter.
- 1929 Mrs. Maude E. Wattinger, owner
 Assistant librarian, Christian Science Reading Room, 916 Littlefield Building.
 Also listed is Ralph H. Wattinger, the manager of the University Plumbing, Heating, and Electric Company (J.W. Wattinger, proprietor), 2510 Guadalupe Street.
 Also listed are Samuel and Edith Work; he had no occupation shown.
- 1927 Jacob J. and Maude Wattinger, owners
 Proprietor (with Henry E. Wattinger), Wattinger Brothers, general contractors, 401 Powell Street.
 Also listed is Ralph H. Wattinger, no occupation shown.
- 1924 Jacob J. and Maude Wattinger, owners
 Proprietor (with F. Albert Wattinger), Wattinger Brothers, general contractors, office at the house.
 Also listed are Maurice Wattinger and Ralph Wattinger; neither had an occupation shown.
- 1922 Jacob J. and Maude Wattinger, owners
 Contractor
 Also listed is Maurice Wattinger, a carpenter.
- 1920 Edward W. and Lizzie Seiders, owners
 Checker
 NOTE: Jacob J. and Louise Wattinger are listed at 214 E. 26th Street; he was a contractor.
- 1918 George T. and Esther Anderson, owners
 Proprietor of an ornamental iron and wire works, 108 W. 1st Street.
- 1916 George T. Anderson
 Proprietor (with Abram Anderson), A.S. and G.T. Anderson, ornamental iron and wire works, 106 W. 5th Street.
- 1914 The address is not listed in the directory.

NOTE: George T. Anderson is listed at 4212 Avenue H. He was the proprietor (with Abram S. Anderson) of A.S. and G.T. Anderson, ornamental iron and wire works, 106 W. 5th Street.

BIOGRAPHICAL NOTES

George T. and Esther Anderson (ca. 1915 – ca. 1918)

George T. Anderson appears in the 1900 U.S. Census as the 17-year old son of Abram S. and Allie A. Anderson of Precinct 7 of Travis County. George T. Anderson was the oldest of the couple's 6 children listed. He was born in Texas and is listed as a farm laborer. His father, Abram Anderson, was a 40-year old Virginia-born farmer.

The 1910 U.S. Census shows George T. Anderson as the 27-year old son of Abe S. and Allie A. Anderson, who owned their home at 4212 Avenue H in Austin. George T. Anderson is listed as an agent for the Anchor Fence Company. His father was a contractor for public institutions. A younger brother, Burt, is listed as a house carpenter.

G.T Anderson married Esther Campbell in Travis County in 1914. He is believed to have died in 1918 and is buried in the Cedar Park Cemetery in Williamson County.

Edward T. and Lizzie Seiders (ca. 1919 – ca. 1921)

The 1920 U.S. Census shows Edward T. and Lizzie Seiders as the owners of this house, which is listed as 812 Patterson Avenue. Edward Seiders was 40, had been born in Texas, and was a warehouseman for a refining company. Lizzie Seiders was 32, had been born in Texas to German-born parents, and had no occupation listed. They had no children listed with them.

Jacob J. and Maude E. Wattinger (ca. 1921 - 1933)

In 1910, according to the U.S. Census report of that year, J.J. and Maude Wattinger were living in Tyler, Texas, where J.J. Wattinger was the chief clerk for the railroad. He had been born in Switzerland; Maude had been born in Vermont. Their children were: Maurice, 5; Ralph, 3; and Kenneth 1.

His 1918 World War I draft card shows that Jacob Wattinger was living at the American Hotel in St. Louis, Missouri. He had been born in 1882 in Switzerland., He was a clerk for the Missouri-Pacific Railroad. His wife was living in Tyler, Texas. He was tall, with a medium build, gray eyes, and light hair.

The 1920 U.S. Census shows Jacob J. and Maude E. Wattinger as the renters of a house at 2406 Dam Boulevard. Jacob J. Wattinger was 37, had been born in Switzerland, and was a builder and general contractor. Maude E. Wattinger was 37, had been born in Vermont, and had no occupation listed. They had 4 children: Maurice, 15; Ralph, 13; Kenneth, 12; and Jean, 4. The three boys had been born in Texas; Jean had been born in Missouri.

The 1930 U.S. Census shows Maude Wattinger as the owner of this house, which was worth \$6,000. She was a 48-year old Vermont-born divorcee who worked as a church librarian. With her lived her children, Ralph, 23, a Texas-born building engineer; Jean, 14, who had been born in Missouri, and had no occupation listed; and Norma, 9, who had been born in Texas.

The 1940 U.S. Census shows Jacob J. Wattinger living with his mother, Louise Wattinger, at 608 Augusta Street. Jacob J. Wattinger was a 57-year old widower who was a general contractor.

His 1945 death certificate showed that Jake Jacob Wattinger was living at 608 Augusta Street at the time of his death. He was a widower who had been born in 1882 in Switzerland. His father was Jacob Wattinger; his mother was Louise.

WATTINGER—J. J. Wattinger, 63, prominent Austin contractor, died in a local hospital Sunday afternoon. He is survived by three sons, Maurice Wattinger of Austin, Ralph Wattinger of Richmond, Va., Kenneth Wattinger of Ohio; two daughters, Mrs. Norma Bottinus of Arizona, Miss Jean Wattinger of Cleveland, Ohio, his mother, Mrs. Louise Wattinger of Austin, two brothers, John W. Wattinger and F. A. Wattinger of Austin, and one sister, Miss Lena Wattinger of Austin and five grandchildren.
Funeral services will be held at Hyittin Funeral home Tuesday at 10 a. m. with the Rev. F. G. Roese-mer officiating. Burial will be in Oakwood cemetery.
Pallbearers will be Charles Page, Sr., H. C. McGlamery, John Eckert, William Dieter, R. G. Mueller and H. F. Kuhne.

Obituary of J.J. Wattinger
 Austin Statesman, October 29, 1945

Maude Eva (Wattinger) Morgan died in Richmond, Virginia in 1964.

Ralph and Virginia Wattinger (ca. 1933 – ca. 1936)

Ralph and Mrs. Ralph Wattinger appear in the 1940 U.S. Census as guests at the Candler Hotel in Decatur, Georgia. Ralph Henry Wattinger was 36, had been born in Texas, and was a construction superintendent. Mrs. Ralph Wattinger was 27, had been born in Texas, and had no occupation listed. They had 2 daughters: Virginia, 5; and Carolyn Jean, 1. They had lived in Austin in 1935.

Ralph and Virginia Wattinger were divorced in Sarasota, Florida in 1951. He died in Pinellas County, Florida in 1977.

Maurice and Irma Wattinger (ca. 1936 – ca. 1942)

Maurice and Irma Wattinger appear in the 1930 U.S. Census as the renters of the house at 811 Patterson Avenue. Maurice Wattinger was 26, had been born in Texas, and was a carpenter. Irma Wattinger was 31, had been born in Texas, and had no occupation listed. They had a daughter, Dorothy, 2.

According to his 1975 death certificate, Maurice Paul Wattinger was born in October, 1904 in Tyler, Texas. He was the son of Jake J. Wattinger and Maude McFarland. He was a carpenter in the construction business.

**M A U R I C E P A U L
W A T T I N G E R**

Maurice Paul Wattinger age 71, 10224 Research Blvd died Saturday. Lifelong resident and was a retired carpenter.

Survivors. Wife: Mrs. Irma Wattinger, Austin; Daughter: Mrs. Dorothy Hamilton, Austin; Brothers: Kenneth Wattinger Suffolk, Va. and Ralph Wattinger, Gulfport, Fla.; Sisters: Miss Jean Wattinger, Mrs. Norma Bottenus, both of Richmond,

Va.: Three granddaughters; Mrs. Karen Schultz, Mrs. Linda Reynolds, Miss Lori Hamilton; Grandson: Charles Randall Hamilton.

Services 3:30 P.M. Monday at Hyltin-Manor Funeral Home with Rev. John Auer officiating.

Burial—Oakwood Cemetery.

Pallbearers Ernest Ebner, John England, Theran Ebner, Lyle Baird, Charles Isherwood and A.J. Rosentritt.

Memorial contributions may be made to the American Cancer Society.

Obituary of Maurice P. Wattinger
Austin American-Statesman, December 22, 1975



The State of Texas
House of Representatives
Austin

ELLIOTT NAISHTAT
STATE REPRESENTATIVE
DISTRICT 49

P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0668

July 19, 2016

Mr. Steve Sadowsky
Historic Preservation Office
City of Austin
501 Barton Springs Road
Austin, Texas 78704

Dear Mr. Sadowsky:

It is my understanding that the owner of the property at 812 Theresa Avenue, which is located in the West Line National Historic District, has submitted an application to demolish the house at that address. When you consider this application, please be advised that from the summer of 1970 through the middle of 1989, I lived in that house, on the southern side of the neighborhood known as Clarksville. After making the decision, in 1989, to run for the District 49 seat in the Texas House of Representatives, I had to move, because at that time, District 49 did not include that area of Austin. In 2001, through a process called redistricting, Clarksville and Old West Austin were incorporated into the District that I still represent, and have done so for more than 25 years.

I loved living in that house. From September 1970 until December 1972, I lived there while pursuing an MSSW degree at the UT School of Social Work. My concentration was in policy and planning. For my second-year practicum, I was assigned to the Office of Welfare Research of the Legislative Budget Board. That was my first involvement with the Texas Legislature. It was during this period that I helped Gonzalo Barrientos in his first race for the House. He lost, but came back two years later, and won. We often met at what we called the "Theresa Street House."

I lived in that house while I was training VISTA volunteers to serve in President Johnson's War on Poverty. I lived there while I wrote the draft of a novel about the Domestic Peace Corps. And I lived there while I served (1977-80) on the field faculty of the UT School of Social Work, directing a Legislative Internship Program. During this period, I also served on the board of the Clarksville Neighborhood Center and, for nearly three years, chaired the City of Austin's Community Development Commission.

I lived at 812 Theresa while I earned my J.D. degree at the UT School of Law and, subsequently, worked for then-Senator Barrientos as his staff counsel. Three years later, I moved to Allandale, ran for the District 49 seat in the Texas House, and won. I took the Oath of Office, the first time,

COMMITTEES: PUBLIC HEALTH, VICE CHAIR; HUMAN SERVICES



Mr. Steve Sadowsky
July 19, 2016
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on the second Tuesday of January in 1991. Over the years, although I no longer lived in Clarksville, I never neglected to make every effort to address the needs of low- and moderate-income people, in Austin and throughout the state. Then, in 2001, Clarksville became part of District 49, and I have proudly represented that area for more than 15 years.

I am not suggesting that you recommend saving this house because I lived there. What I'm asking is that when you consider whether or not you will recommend to the members of the Historic Landmark Commission that they approve or disapprove the owner's demolition request, in addition to the many reasons and factors you will be weighing, you take into consideration my long history with the house.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Elliott Naishtat". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Elliott Naishtat
State Representative

cc: Members of the Historic Landmark Commission

EN/db